

Homestead Valley Community Plan

Draft Community Plan
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Homestead Valley Community Plan

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1 INTRODUCTION

HV1.1 PURPOSE OF THE COMMUNITY PLAN

The primary purpose of the Homestead Valley Community Plan is to guide the future use and development of land within the Homestead Valley Community Plan area in a manner that preserves the character and independent identity of the community. By setting goals and policies for the Homestead Valley community that are distinct from those applied countywide, the Community Plan outlines how the County of San Bernardino will manage and address growth while retaining the attributes that make Homestead Valley unique.

Community plans focus on a particular community within the overall area covered by the General Plan of a jurisdiction. As an integral part of the overall General Plan, a community plan must be consistent with the General Plan. To facilitate consistency, the Homestead Valley Community Plan builds upon the goals and policies of each element of the General Plan. However, to avoid repetition, those goals and policies which are defined within the overall General Plan that adequately address the conditions of the community will not be repeated in this or other community plans. Instead, the policies that are included within the community plan should be regarded as refinements of broader General Plan goals and policies that have been customized to meet the specific needs or unique circumstances within individual communities.

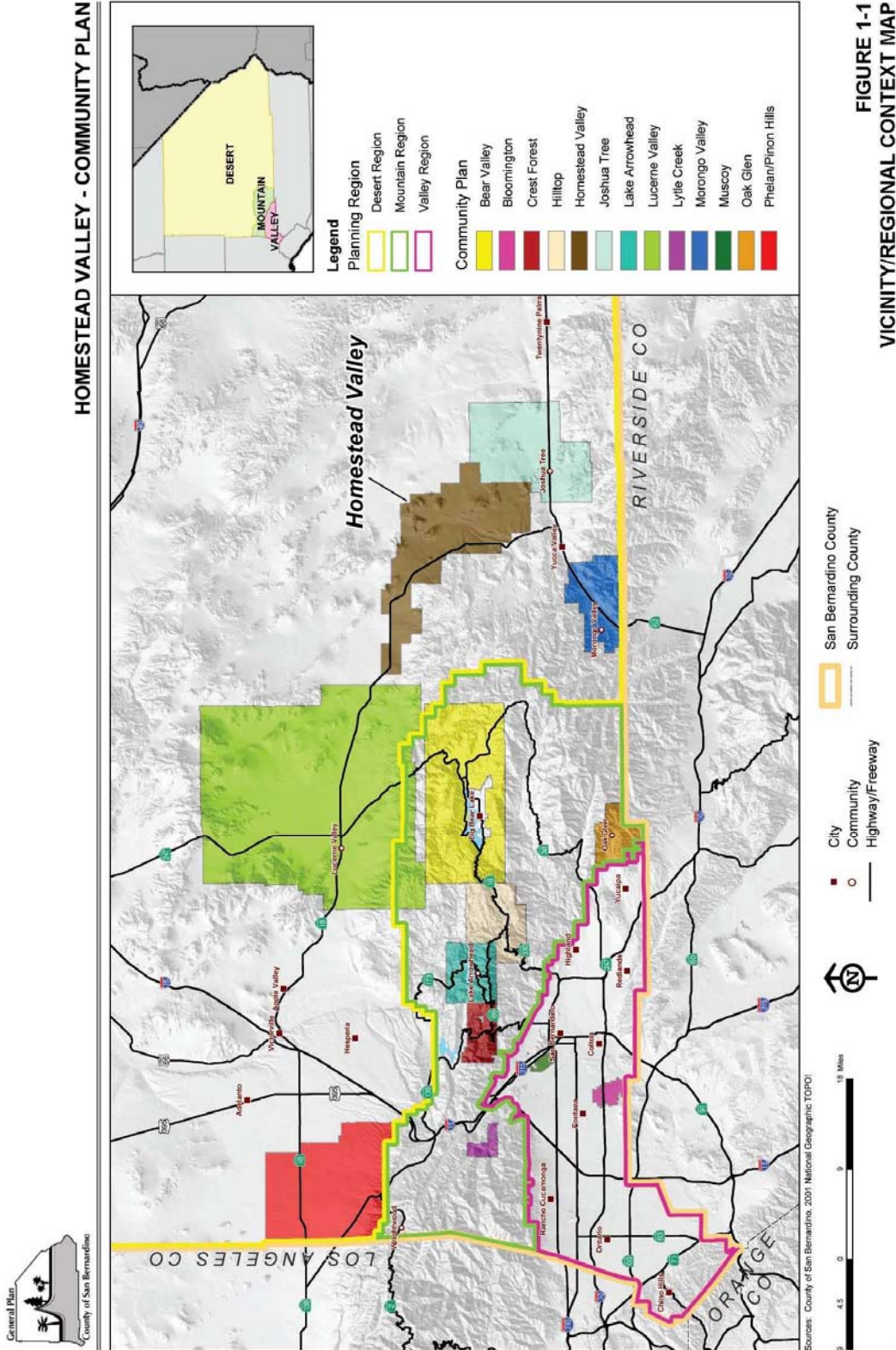
HV1.2 COMMUNITY BACKGROUND

HV1.2.1 LOCATION

The community of Homestead Valley is located in the eastern portion of the Mojave Desert and includes approximately 124 square miles of unincorporated County area. The Plan area is located north of the Town of Yucca Valley and west of the US Marine Corp Air Ground Combat Training Center. The plan area includes the communities of Landers, Flamingo Heights, Johnson Valley and Yucca Mesa. (See Figure 1-1, Vicinity/Regional Context Map).

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HV1.2.2 HISTORY

[Reference to Native Americans here] Both the Spanish and the Mormons explored the area in the early 1800s, but neither settled permanently. The high desert area was eventually settled by ranchers and miners in the 1850s during the “homestead years.” This time period brought about rural settlements as the area continued to be a primary cattle drive route to Arizona.

During the post WWII era, development began to accelerate somewhat when an access route to the basin was developed. In 1963, this access route gained highway status (now the Twentynine Palms Highway) and opened up the area to further development.

The 1989 General Plan update proposed that comprehensive community plans be incorporated into the General Plan and Development Code, however full incorporation was not completed due to budget and staff constraints. The Phase I Scoping of the 2006 General Plan update, recommended that the Community Plan program be reinstated to help fulfill the need for development guidance within certain unique communities within the County. The Homestead Valley Community was selected as one of 13 areas that would have a community plan prepared in conjunction with Phase II of the 2006 San Bernardino County General Plan update.

HV1.2.3 DESCRIPTION OF THE PLAN AREA

Located in the high desert, the Homestead Valley community is characterized by wide open spaces and natural features including, rock formations, desert vegetation and wildlife. The predominant land use is rural residential with large lots. There is very little commercial or industrial development. One of the most popular sites in the Homestead Valley area is Giant Rock. It is a giant freestanding rock which attracts attention and appreciation from those interested in natural land forms and others who believe it represents a center for spiritual energy.

The climate in the plan area consists of warm summers, with average temperatures in the 90's and mild winters, with average temperatures in the 50's. Elements of six biotic communities can be found in the Homestead Valley plan area. The Sage Scrub community occurs between 4500 – 7000 ft elevation and is best developed in the mountains of the eastern Mojave Desert. There are several sensitive vegetation and flora species that occur in the Sage Scrub community but none of the seven is designated as threatened or endangered. The Joshua Tree Woodland habitat is found at elevations of 3,500 – 4,500 ft. Plant species within this community are dominated by the characteristic Joshua Trees and creosote bush. Other common plant species include mormon tea, bladder sage, Mojave and banana yuccas, and antelope brush. Typical animals include antelope ground squirrels, pack rats, Merriam's kangaroo rats, canyon mice, deer mice, desert night lizards, ladder-back woodpeckers, and orioles. The greatest proportion of San Bernardino County's deserts is covered with various types of Mojave desert scrub, a third biotic community. A unique attribute of the creosote bush is its tendency to reproduce vegetatively, generating genetically identical individuals in roughly the pattern of a ring. Ancient creosote bush rings occurring in the Lucerne and Johnson Valley region have been recognized as an “unusual plant assemblage” by the BLM (1980). They have been identified as the oldest living things on earth. The oldest and most prominent ring has been given the name of “King Clone” and is located near Johnson Valley area. The BLM is currently preparing a management and protection plan for creosote bush rings in the Mojave Desert. Additional biotic communities occurring in the plan area include Saltbrush Scrub, Alkali Sinks and Sand Dunes (for a detailed list of the sensitive species associated with the various habitats see the Conservation Background Report of the General Plan).

HV1.3 COMMUNITY CHARACTER

HV1.3.1 UNIQUE CHARACTERISTICS

Homestead Valley is a rural community characterized by its scenic beauty, wide open spaces, and small town atmosphere.

HV1.3.2 ISSUES AND CONCERNS

Several issues set Homestead Valley apart from other desert communities suggesting that different strategies for future growth may be appropriate. Among these issues are: (a) preservation of community character, (b) infrastructure and (c) commerce and services.

A. PRESERVATION OF COMMUNITY CHARACTER

The natural desert setting of Homestead Valley and the rural lifestyle it provides are highly valued by the residents of the community. The community's rural character is further defined by the natural setting, open vistas, a predominance of large lot residential development, lack of traffic congestion, and quiet. Residents are concerned with the preservation of the natural environment and their community character amidst the pressures of growth in the plan area and surrounding desert communities.

B. INFRASTRUCTURE

Residents are concerned that there is a lack of proper infrastructure, including sewer lines, water supply and public roads to meet the requirements for existing development and to serve any future development. They are particularly concerned over the proposal to double the amount of liquid waste disposal that could be allowed in the Landers landfill.

C. COMMERCE AND SERVICES

Residents expressed concern about the difficulty of obtaining services and the lack of local commercial uses due to the remote nature of the Homestead Valley area.

HV1.3.3 COMMUNITY PRIORITIES

The community's common priority that has influenced the goals, policies and recommendations included within this Community Plan is community character.

COMMUNITY CHARACTER

The Homestead Valley Plan area will continue to experience growth as the desert region continues to develop. The rural nature and availability of vacant land will continue to attract development to the Plan Area. As the Plan Area develops it will be important to ensure that the rural features of the area are preserved and that adequate services and infrastructure are provided. Relating to community character, the public has identified the following issues and concerns to be reflected and addressed in the Community Plan:

- A. Protect and preserve the rural character of the community by maintaining primarily low-density residential development and commercial development that serves the needs of local residents.
- B. Acknowledge the service and infrastructure capacity and limitations of the area, particularly roads and water to serve future development.

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- C. Provide for centralized commercial areas that will create a local gathering place, will serve the commercial needs of the local population, and that are designed with the rural character of the community in mind.

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2 LAND USE

HV2.1 LAND USE - INTRODUCTION

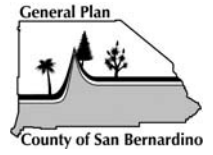
The purpose of the land use element is to provide goals and policies that address the unique land use issues of the Community Plan area that are not included in the Countywide General Plan. Land use, and the policies that govern it, contribute fundamentally to the character and form of a community. With the continuing growth in many of the county's rural areas, the importance of protecting valuable natural resources and preserving open space has become increasingly important to community residents.

The purpose of the Land Use Policy Map is to provide for orderly growth that will preserve the small town desert character of the community and protect the plan areas natural resources. The Homestead Valley Land Use Policy Map is provided in Figure 2-1.

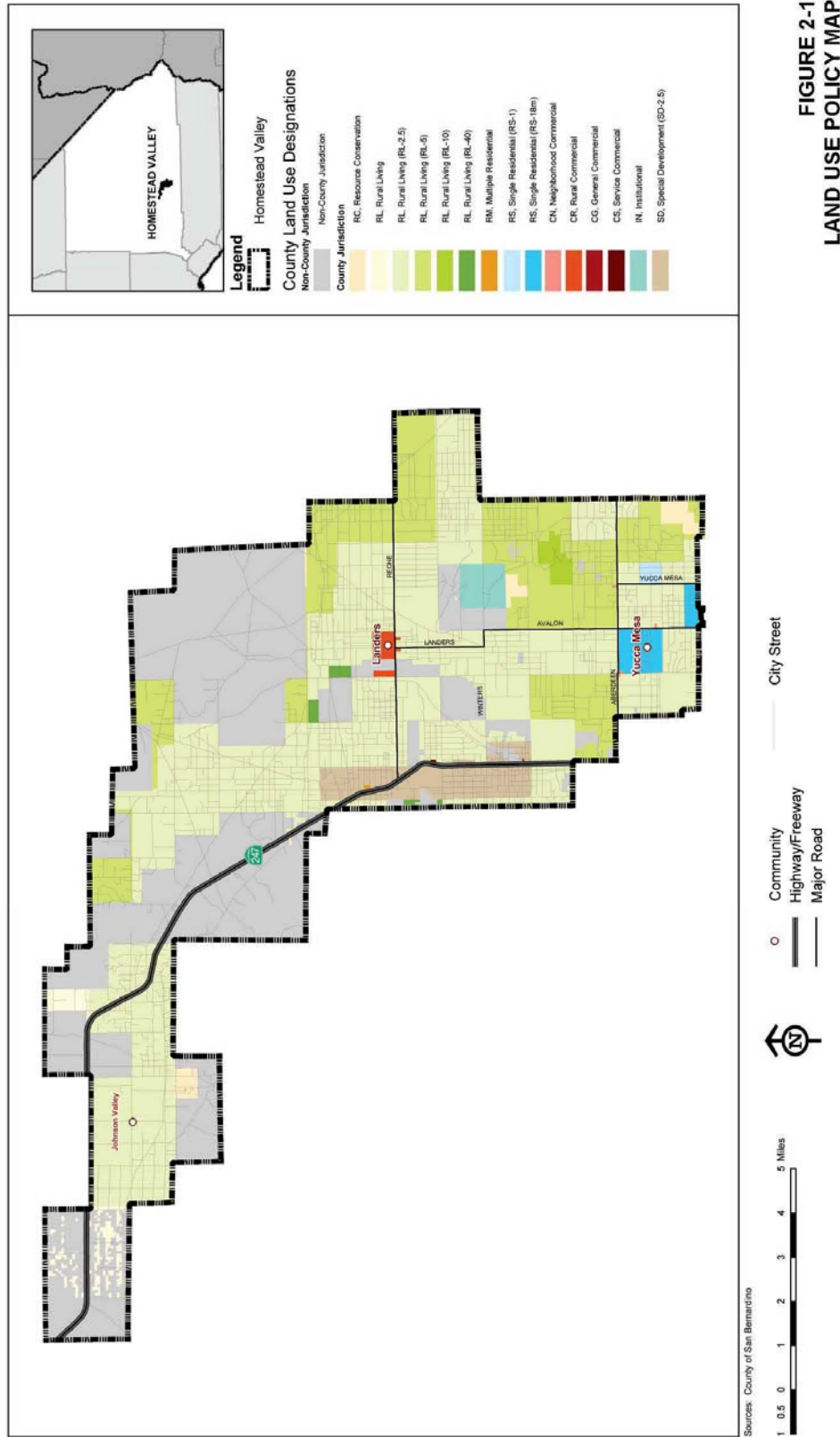
The Homestead Valley Community plan area contains lands not under the jurisdictional control of the County of San Bernardino including Bureau of Land Management lands, State, and Department of Defense lands. Non-jurisdictional lands that are within the Homestead Valley Community Plan area comprise 27,802 acres, which equates to approximately 35% of the total land area within the plan area. As shown in Table 1, the most prominent land use designation within the plan area is Rural Living (RL), which makes up approximately 89% or 46,161 acres of the total land area that is under the County's jurisdiction. The second most prominent land use designation within the plan area is Special Development-2.5 acre minimum lot size (SD-2.5), which makes up approximately 5% or 2,530 acres of the land under County jurisdiction. The Homestead Valley plan area also contains Single Residential, Multiple Residential, Resource Conservation (RC), Institutional (IN), and several commercial land use districts, however these land use designations only make up a small percentage of the total plan area. The commercial land use districts are dispersed throughout the southern portion of the plan area. There are no commercial land use districts located in the northern portion of the community plan area beyond the community of Landers. The Single Residential land use districts are located south of Aberdeen Street near the boundary with the Town of Yucca Valley. Table 1 provides the general plan land use district distribution for the Homestead Valley Plan area.

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HOMESTEAD VALLEY - COMMUNITY PLAN



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Table 1: Distribution of General Plan Land Use Districts

Land Use	Area (Acres) ¹	(%) Of Total Land Area
Resource Conservation (RC)	746.96	1.45%
Rural Living (RL)	32,769.11	63.67%
Rural Living- 5 (RL-5)	12,797.09	24.86%
Rural Living- 10 (RL-10)	382.20	0.74%
Rural Living- 40 (RL-40)	212.75	0.41%
Single Residential- 18m (RS-18m)	903.63	1.76%
Single Residential- 1 (RS-1)	159.82	0.31%
Multiple Residential (RM)	8.56	0.02%
Special Development (SD)	2,530.30	4.92%
Neighborhood Commercial (CN)	21.77	0.04%
Rural Commercial (CR)	260.78	0.51%
General Commercial (CG)	7.59	0.01%
Service Commercial (CS)	8.59	0.02%
Institutional (IN)	662.54	1.29%
Total Land Area Within Community Plan Boundary	51,471.69	100%

Source: URS Corp.

A. Community Character (Land Use Issues/Concerns)

During public meetings held by the County, many of the County's rural communities expressed mounting concern regarding growth and the impacts of that growth on the character of their communities. The rural desert character of the Homestead Valley Community is defined by geographic location, the area's desert landscape and environment and the predominance of very low-density residential development. Low-density residential development within the plan area is characterized by large lots, the varied placement of homes, and open spaces around the homes. The character of the community is further defined by the natural environment and by the limited commercial and industrial uses.

Input gathered from residents of the Homestead Valley Community plan area suggests that the primary land use concerns in the Homestead Community are that the rural desert character of the area and the predominance of rural-residential land uses are preserved. Many residents would like to preserve the predominance of residential lands uses on 2½ acre lot sizes. However residents articulated that there is a need for additional commercial services within the plan area both for shopping conveniences and to create local jobs. In addition residents within the plan area perceive the community plan area as lacking adequate public services, health care services and infrastructure. They expressed support for an increase in the local population to help share the burden for the costs of infrastructure and services within their community.

¹ Non-jurisdictional lands within the Homestead Valley Community Plan area were extracted from the areas included within the table.

Table 2 provides the Land Use Policy Map Maximum Potential Build-Out for the Homestead Valley Community plan area. This build-out scenario provides the maximum potential build-out of the Community Plan area based on the Land Use Policy Map. Table 2 does not account for constraints to the maximum build-out potential. However, development within the far west portion of the community plan area, in particular residential development is limited by provisions of the Fire Safety Overlay. The maximum build-out potential is constrained substantially by the slope-density standards and fuel modification requirements of the Fire Safety Overlay.

Table 2: Land Use Policy Map Maximum Potential Build-Out

Land Use Designation	Land Use Policy Map Maximum Potential Build-Out		
	Area (Acres)	Density	Maximum Policy Map Build-Out
		D.U. Per Acre	D.U. 's
Resource Conservation (RC)	746.96	0.025	18
Rural Living (RL)	32,769.11	0.4	13,107
Rural Living-5 (RL-5)	12,797.09	0.2	2,559
Rural Living-10 (RL-10)	382.20	0.1	38
Rural Living-40 (RL-40)	212.75	0.025	5
Single Residential-18m (RS-18m)	903.63	2.42	2,187
Single Residential-1 (RS-1)	159.82	1.0	159
Multiple Residential (RM)	8.56	14.0	119
Special Development-2.5 (SD-2.5)	2,530.30	0.4	1,012
TOTAL RESIDENTIAL	50,510.42		19,204
		FAR¹ [to be completed]	SQUARE FEET² [to be completed]
Neighborhood Commercial (CN)	21.77		
Rural Commercial (CR)	260.78		
General Commercial (CG)	7.59		
Service Commercial (CS)	8.59		
Institutional (IN)	662.54		
TOTAL NON-RESIDENTIAL	961.27		

Source: Stanley R. Hoffman Associates, Inc. and URS Corp.
Notes:

- (1) Floor Area Ratio (FAR) is a measure of development intensity. FAR is defined as the gross floor area of a building permitted on a site divided by the total area of the lot. For instance, a one-story building that covers an entire lot has an FAR of 1. Similarly, a one-story building that covers 1/2 of a lot has an FAR of 0.5.
- (2) The total square feet for the non-residential land use designations was calculated by multiplying the area (acres) by the FAR and then converting the total acres to square feet. 43,560 square feet = 1 acre

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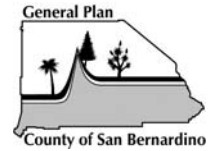


Table 3 outlines the projected growth in the Homestead Valley Community Plan area over the period 2000-2030 and compares that growth to the maximum potential build-out shown in Table 2. Table 3 includes population, households and employment projections based on the Land Use Policy Map Maximum Potential Build-out and a General Plan Alternative A projection. The Land Use Policy Map Maximum Potential Build-out is a capacity analysis (with no specific build-out time frame) based on the County's Land Use Policy Map and density policies. General Plan Alternative A provides current projections of population, households and employment from 2000 to 2030 based on an analysis of historic and expected growth trends.

The comparison of the 2000-2030 projections to the maximum potential build-out provides a method for testing the projected growth against ultimate build-out. The projection and maximum potential build-out can be used to assess land use policies, existing infrastructure capacity and the need for additional infrastructure particularly for roads, water and sewer facilities.

The General Plan Alternative A projection is based on the assumption that the Homestead Valley plan area will continue to grow. This would provide a population of 9,243 people by the year 2030. The Maximum Land Use Policy Map Build-out assumes a maximum population of 54,923 based on the Land Use Policy Map. The number of households is projected to reach 4,323 by the year 2030. The Maximum Land Use Policy Map Build-Out assumes a maximum of 19,204 households based on the Land Use Policy Map. These numbers imply that the plan area will only reach between 17-23 percent of its potential population and household capacity by the year 2030.

Table 3: Population, Households and Employment Projection 2000-2030

	1990	2000	Projection 2030	Average Annual Growth Rate: 1990-2000	Projected Average Annual Growth Rate: 2000-2030	Maximum Policy Plan Build-Out	Ratio of 2030 Projection to Land Use Policy Map Build-out
Population							
General Plan Alternative A	4,067	5,361	9,243	2.8%	1.8%	54,923	0.17
Households							
General Plan Alternative A	1,619	2,295	4,323	3.6%	2.1%	19,204	0.23
	1991	2002		1991-2002	2002-2030		
Employment							
General Plan Alternative A	128	294	502	7.9%	1.9%	[to be completed]	[to be completed]

Source: Stanley R. Hoffman Associates, Inc. 2-17-05

Note: The population estimates for 1990 and 2000 were based on the U.S. Census. The employment estimates for 1991 and 2002 were based on data from the EDD (Employment Development Department).

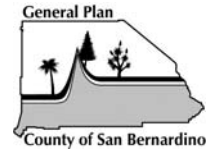
HV2.2 GOALS AND POLICIES

Goal HV/LU 1.	Retain the existing rural desert character of the community.
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Policies

- HV/LU 1.1 Require strict adherence to the Land Use Policy Map unless proposed changes are clearly demonstrated to be consistent with the community character.
- HV/LU 1.2 In recognition of the communities' desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use districts or zones within the plan area should only be considered if the following findings can be made:
- A. That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the Community Plan shall be reviewed.
 - B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan area's development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area.
 - C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing, or assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities.
- HV/LU 1.3 Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve existing vegetation and the visual qualities of the plan area. One method that this can be accomplished by is requiring adherence to the following hillside development standards required by the Fire Safety Overlay District::
- A. Residential density: the density of development for any tentative parcel map or tentative tract map in sloping hillside areas shall be in accordance with the following criteria:
 One to four dwelling units per gross acre on slopes of zero to less than fifteen percent (0 - <15%)
 Two dwelling units per gross acre on slopes of fifteen to less than thirty percent (15 - <30%)
 One dwelling unit per three gross acres on slopes of greater than thirty percent (30%) gradient
 - B. When twenty-five percent (25%) or more of a subdivision project site involving five or more lots is located on natural slopes greater than thirty percent (30%), the subdivision application shall be submitted concurrently with a Planned Development application to evaluate appropriate project design in consideration of topographic limitations of the site. This provision shall not apply if all of the areas on the site with natural ungraded slopes over thirty percent (30%) are permanently restricted from structural development.
- HV/LU 1.4 Limit future industrial development to those uses which are compatible with the Community Industrial District or zone, are necessary to meet the service, employment and support needs

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of the Homestead Valley communities, do not have excessive water requirements and do not adversely impact the desert environment.

Goal HV/LU 2	Enhance commercial development within the plan area while protecting the rural character of the community.
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Policies

HV/LU 2.1	Avoid strip commercial development along SR 247 and other major roadways within the community that would detract from the rural character of the community by encouraging the development or expansion of commercial uses within cores areas. Commercial uses shall be compatible with adjacent land uses and respect the existing positive characteristics of the community and its natural environment.
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Goal HV/LU 3.	Establish locational criteria for future development within the plan area to ensure compatibility between uses.
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Policies

HV/LU 3.1	Support the development of the area surrounding the Landers post office as a core area. Encourage future commercial development and multiple-family residential uses to be located in this area within the Rural Commercial (CR) Land Use District.
HV/LU 3.2	Encourage any intensification of commercial land uses and increased residential densities to be located within the Special Development District within the community to ensure that they are designed to be compatible with the rural character of the community.
HV/LU 3.3	Provide transitional uses and buffer incompatible uses such as residential and commercial uses, SR 247 and environmentally sensitive areas.

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3 CIRCULATION AND INFRASTRUCTURE

HV3.1 INTRODUCTION

The quality of life and the rural desert character of the community are dependent on the services that are provided. Residents in Homestead Valley expect that services such as water, roads, fire and police protection, and park and recreation facilities are provided at levels that meet their needs. At the same time, it is understood that acceptable levels of service should be provided in accordance with the rural character that is desired. Provisions of services in the desert should be commensurate with the rural lifestyles and low density development. The impact of land development on services must be managed to ensure a balance between providing for population growth and preserving the rural character of the community.

HV3.2 CIRCULATION – INTRODUCTION

One of the overriding goals expressed by residents of Homestead Valley is to maintain the existing character of the community. The character of the community can be significantly impacted by roads and the traffic generated from the region and the community.

A. Roadway System

The Homestead Valley Community Plan area is located north of the Town of Yucca Valley and west of the US Marine Corp Air Ground Combat Training Center. Two state highways, SR 247 and SR-62 provide access from the High Desert region to the northwest and Riverside County to the southwest. SR 247 and SR- 62 provide access from the Lucerne Valley and the Morongo Valley, respectively. The vast majority of travel trips in the plan area are made by automobile, using the existing network of state highways and major County roads. A small fraction of the trips are made utilizing other modes of transportation such as public transit, air, bicycling and walking. The existing roadway system in Homestead Valley is characterized by a combination of a state highway and local roadways (See Figure 3-1, Circulation Map).

Old Woman Springs Road (SR 247) is a two-lane state highway which originates as an interchange with SR-62 in the Town of Yucca Valley. This facility continues northwesterly into the community of Lucerne Valley, located in the Desert Region. From this point, SR 247 continues northward, terminating at its northern junction with I-15 in the community of Barstow.

Aberdeen Drive is a two-lane major highway that begins as an interchange with Old Woman Springs Road (SR 247) and extends approximately eight miles east to Border Avenue.

Avalon Avenue is a two-lane major highway that extends northward from Buena Vista Drive approximately five miles to Winters Road.

Border Avenue is a two-lane major highway that extends southward six miles from Reche Road to Golden Street.

²Giant Rock Road is a proposed two-lane secondary highway that would extend along the southwestern border of the United States Marine Corps Air Ground Combat Training Center, near Goat Mountain, through the Joshua Tree Community Plan area, to Indian Trail near the City of Twentynine Palms.

Landers Lane is a two-lane secondary highway that travels southward a distance of two miles between Reche Road to Winters Road.

Reche Road is two-lane major highway extends approximately eight and one-half miles between Old Woman Springs Road (SR 247) and Border Avenue.

³Sunny Vista Road is a proposed two-lane secondary highway, portions of which have already been graded, that extends from Reche Road to Aberdeen Drive.

Winters Road is a two-lane secondary highway that acts as a connector between Avalon Avenue and Lander Lane. It extends approximately one-third of a mile and carries nearly 700 vehicles per day.

Yucca Mesa Road is a two-lane major highway that travels southward from Aberdeen Drive into the community of Joshua Tree.

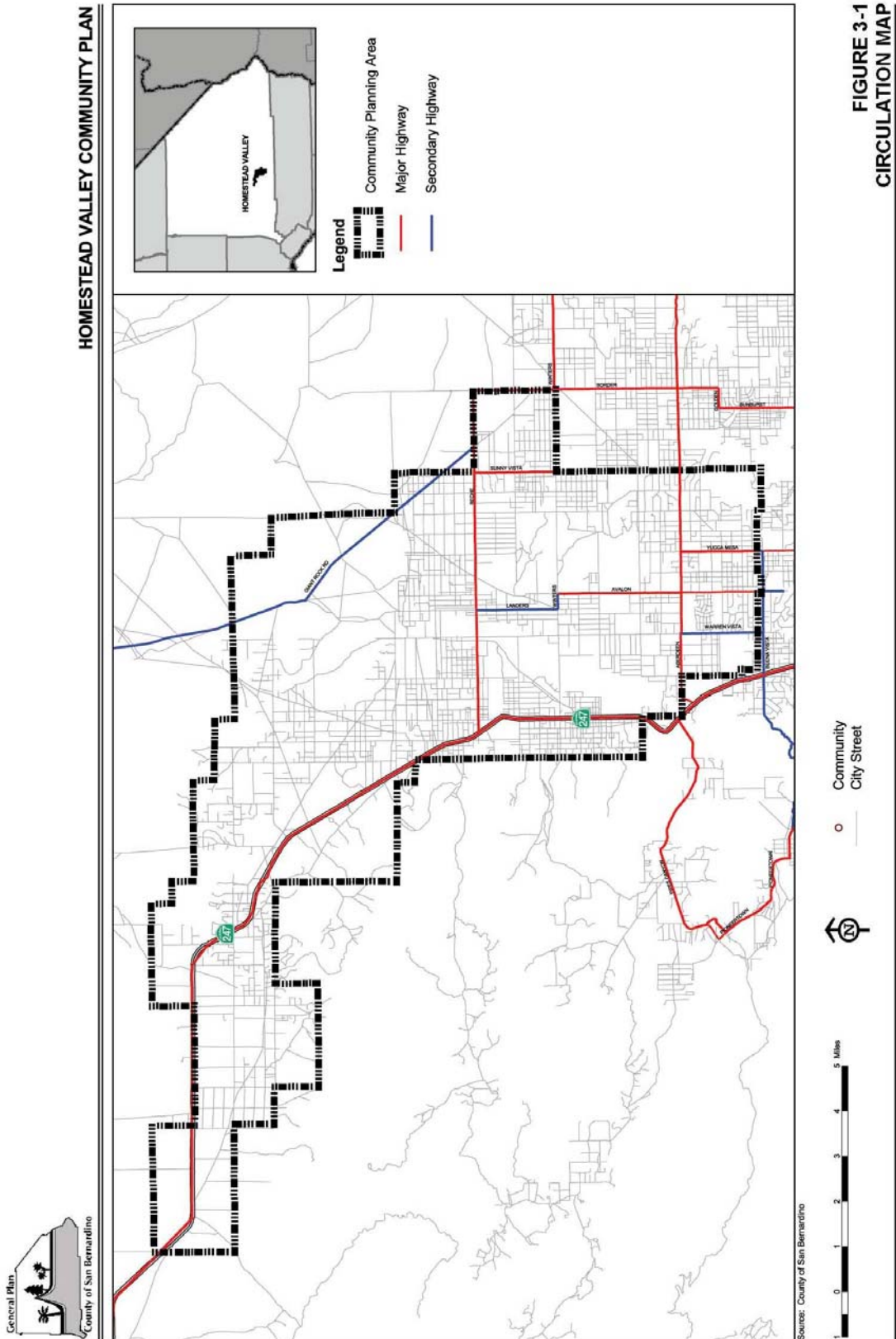
Residents expressed concerns regarding traffic congestion, particularly traffic congestion on SR 247, but at the same time emphasized their primary concern, to maintain the rural character of the community. Improvements to the circulation system within the community will need to be compatible with the community's goal of maintaining the area's rural character and scenic and natural resources. Residents do not want to see urban improvements throughout the community such as sidewalks, excessive street lighting, etc.

The operating condition of the roadway system within the plan area was examined in terms of congestion and delay. Table 4 provides the Existing 2004 and Future 2030 roadway operating conditions for major County roads and highways within the Homestead Valley Community Plan area. The operating conditions include: Average Daily Trips (ADT) data, Volume to Capacity (V/C) ratios and Level of Service (LOS) data. The Average Daily Trips (ADT) data was provided by the County Public Works Department. Most of the trips data was collected within the past one to two years. The Volume to Capacity (V/C) ratio was calculated using the traffic counts (or ADT) and is a standard tool for describing the typical operating conditions of a roadway. The Level of Service data is based on the V/C ratio and helps to categorize and describe the degree of congestion on the roadways.

² This facility did not have any traffic count information available and therefore is not included in Table 4.

³ *ibid.*

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Table 4: Existing and Future Roadway Operating Conditions

Major Roadways Traffic Count/ (V/C)/Level Of Service (LOS)							
Facility ¹	Begin-End	Existing 2004 Operating Conditions			Future 2030 Operating Conditions		
		ADT	V/C	LOS	ADT	V/C	LOS
Aberdeen Dr	SR 247 – Avalon Ave.	1,300	0.017	A			
	Avalon Ave – Yucca Mesa Rd	1,110	0.093	A			
Avalon Ave	Aberdeen Dr – Buena Vista Dr	1,900	0.158	A			
Border Ave	Reche Rd. – Winters Rd	300	0.024	A			
Landers Ln	Reche Rd. – Winters Rd	1,000	0.082	A			
Reche Rd	SR 247 – Border Ave	1,500	0.127	A			
Winters Rd	Landers Rd – Avalon Ave	750	0.061	A			
	Avalon Ave – Border Ave	350	0.029	A			
Yucca Mesa Rd	Aberdeen Dr. – SR-62	1,450	0.121	A			
State Highway							
SR 247	Aberdeen Dr. – SR-62	9,600	0.696	C			

Source: Myer, Mohaddes Associates, March 2005

According to Table 4, on a daily basis, all roadways within the plan area are currently operating at acceptable levels of service. Most facilities are operating at a level of service A which is described as a free flow- low volume traffic condition with little or no delays. The only roadway segment that is not operating at a level of service A is SR 247 which is currently operating at a level of service C. A level of service C is described as a stable flow condition with relatively low traffic volumes experiencing some peak hour congestion.

Future 2030 conditions for the Homestead Valley Community Plan Area indicate that major County roads and State Highways within the plan area are projected to operate at levels of service **X**. **[2030 projection analysis to be completed once data is received from MMA]**

Since the LOS scores provided in this analysis were based on ADT volumes they represent the “average” LOS at which the facility generally operates throughout the day. When peak-hour volumes are utilized, these scores are expected to worsen, as demonstrated under the Congestion Management Program methodology shown in the following section.

B. Congestion Management Program Facilities

Within San Bernardino County, San Bernardino Associated Governments (SANBAG) was designated as the Congestion Management Agency (CMA). Through this program SANBAG can monitor regional transportation facilities and catalog their daily operating levels of service in an effort to identify existing travel patterns and better plan for future transportation improvements in response to shifting travel patterns. There is one roadway designated as a CMP facility within the Homestead Valley Community Plan Area: Old Woman Springs Road (SR 247). As determined in the 2001 update, the operation level of service for this facility is shown in Table 5. As stated previously the Level of Service (LOS) for the CMP facility reflects a peak period measurement.

Table 5: CMP Facility Levels of Service

Facility	No. of Lanes	Two-Way Volume (ADT)	LOS
SR 247			
Jct. Rte 62 – Camp Rock Rd.	2	5,600	D

C. Scenic Routes

Homestead Valley has some very outstanding desert scenery. Scenic Routes play an important role in the preservation and protection of environmental assets. Scenic Route designations recognize the value of protecting scenic resources for future generations and place restrictions on adjacent development including specific sign standards regarding sign placement and dimensions, utility placement, architectural design, grading, landscaping characteristics and vegetation removal. Homestead Valley contains one County Scenic Route, Old Woman Springs Road (SR 247).

HV3.3 GOALS AND POLICIES - CIRCULATION

Goal HV/CI 1.	Ensure a safe and effective transportation system that provides adequate traffic movement while preserving the rural desert character.
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Policies

- HV/CI 1.1 The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on State Routes and Major Arterials below LOS C during non-peak hours or below LOS E during peak-hours. **[countywide/regional policy] [This policy will need to be adjusted to reflect any modifications to the County's standard LOS]**
- HV/CI 1.2 Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources and trees wherever possible.
- HV/CI 1.3 Provide access control, traffic system management and other improvements on SR 247 and other local roadways within the plan area in keeping with the scenic sensitivity of the community plan area.
- HV/CI 1.4 Minimize the traffic load on SR 247 by minimizing the number of additional streets and direct access points to SR 247, providing alternative routes by which local traffic depending on SR 247 may be reduced and by limiting the intensity of commercial and residential development immediately adjacent to SR 247.
- HV/CI 1.5 Preserve the status of Old Woman Springs Road (SR 247) as a County scenic route and ensure protection of the views through the following methods:
- Require compliance with the provisions of the Scenic Resources Overlay District.
 - Support hillside preservation regulations that include standards for hillside development to control densities, allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships and building foundations.

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- HV/CI 1.6 Preservation and protection of sensitive habitats shall have priority over road location, relocation or realignment, when other practical alternatives are available.
- HV/CI 1.7 Street lighting shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards. **[countywide/regional policy]**
- HV/CI 1.8 Ensure that new developments are coordinated with the construction of appropriate streets and highways by encouraging development in the vicinity of existing road systems to minimize the need for additional roads.
- HV/CI 1.9 The County shall coordinate with the local community to identify priorities and establish a schedule to pave roads and provide improved maintenance of dirt roads within the plan area.

The priorities for road paving as of the date of adoption of this plan are as follows:

- A. Flamingo Heights: Cherokee Trail between Napa and Chaparral Roads.
- B. Flamingo Heights: Delgada Avenue between Lowe Avenue and Starlight Mesa.
- C. Flamingo Heights: Napa Road between Inca Trail and Delgada Avenue.
- D. Flamingo Heights: Hondo Street between Inca Trail and Soledad Avenue.
- E. Flamingo Heights: Starlight Mesa between Kickapoo Trail and Cambria Avenue.
- F. Flamingo Heights: Chaparral Road between Inca Trail and Old Woman Springs Road.
- G. Flamingo Heights: SR 247 Service Road between Tanager and Chaparral Road.
- H. Flamingo Heights: Dog leg at the south end of Soledad between Hondo Street and Delgada Avenue.
- I. Johnson Valley: Quail Bush Road between Big Horn Road and SR 247.
- J. Landers: Becker Avenue between Reche Road and Stearman Road.
- K. Landers: Stearman Road between Becker Avenue and Belfield Blvd.
- L. Yucca Mesa: Warren Vista Avenue, one-half mile north and south of Aberdeen Drive.
- M. Yucca Mesa: Balsa Avenue, one-half mile north and south of Aberdeen Drive.
- N. Yucca Mesa: Indio Avenue, one-half mile north and south of Aberdeen Drive.
- O. Yucca Mesa: Olympic Road, one-half mile north and south of Aberdeen Drive.

Goal HV/CI 2.	Promote alternative modes of transportation.
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Policies

- HV/CI 2.1 Define the existing and future transportation needs as they may relate to transit for local residents, particularly seniors. When transportation needs are defined conduct a feasibility study to determine the feasibility and cost-effectiveness of instituting alternative transportation recommendations.
- HV/CI 2.2 Evaluate additional service needs that could be provided by the Morongo Basin Transit Authority (MBTA) through coordination with MBTA, the County and residents of the desert communities.

HV3.4 INFRASTRUCTURE - INTRODUCTION

The provision of adequate infrastructure services is essential for maintaining the health and quality of life of a community. Availability of adequate water supplies, wastewater disposal facilities and solid waste disposal are crucial components of supporting population growth. At meetings held by the County of San Bernardino, residents in Homestead Valley expressed concerns that there is currently a lack of infrastructure services,

including a reliable source of water and sewer facilities to serve future development. Residents were also concerned with illegal dumping.

A. Local Water Setting

There are four primary local water suppliers for the Homestead Valley Community. Hi-Desert Water District, Bighorn- Desert View Water Agency, CSA 70 W-1 and Joshua Basin Water District supply their specific areas as shown in Figure 3-2, Water Districts. A total of approximately 12,501⁴ service connections are served by these agencies. The Hi-Desert Water District and CSA 70 W-1 are both public purveyors with a total of 11,001 connections. The water agency is a private water purveyor with 1,500 connections. While CSA 70 W-1, Bighorn-Desert View and Joshua Basin obtain all of their water from groundwater wells, Hi-Desert purchases some of their water from a single pipeline to the Homestead Valley area. Bighorn- Desert View Water Agency is currently at full capacity and is in the planning stages for future water resources development. Hi-Desert Water District is using approximately 64% of its imported water allocation. Hi-Desert current water supply connections are at approximately 61% of the total available for this agency.⁵ According to Hi-Desert projections they expect to reach capacity by the year 2020. General supply and policy information for these suppliers is presented in the table below:

Table 6: Supply and Policy Information of Service Providers

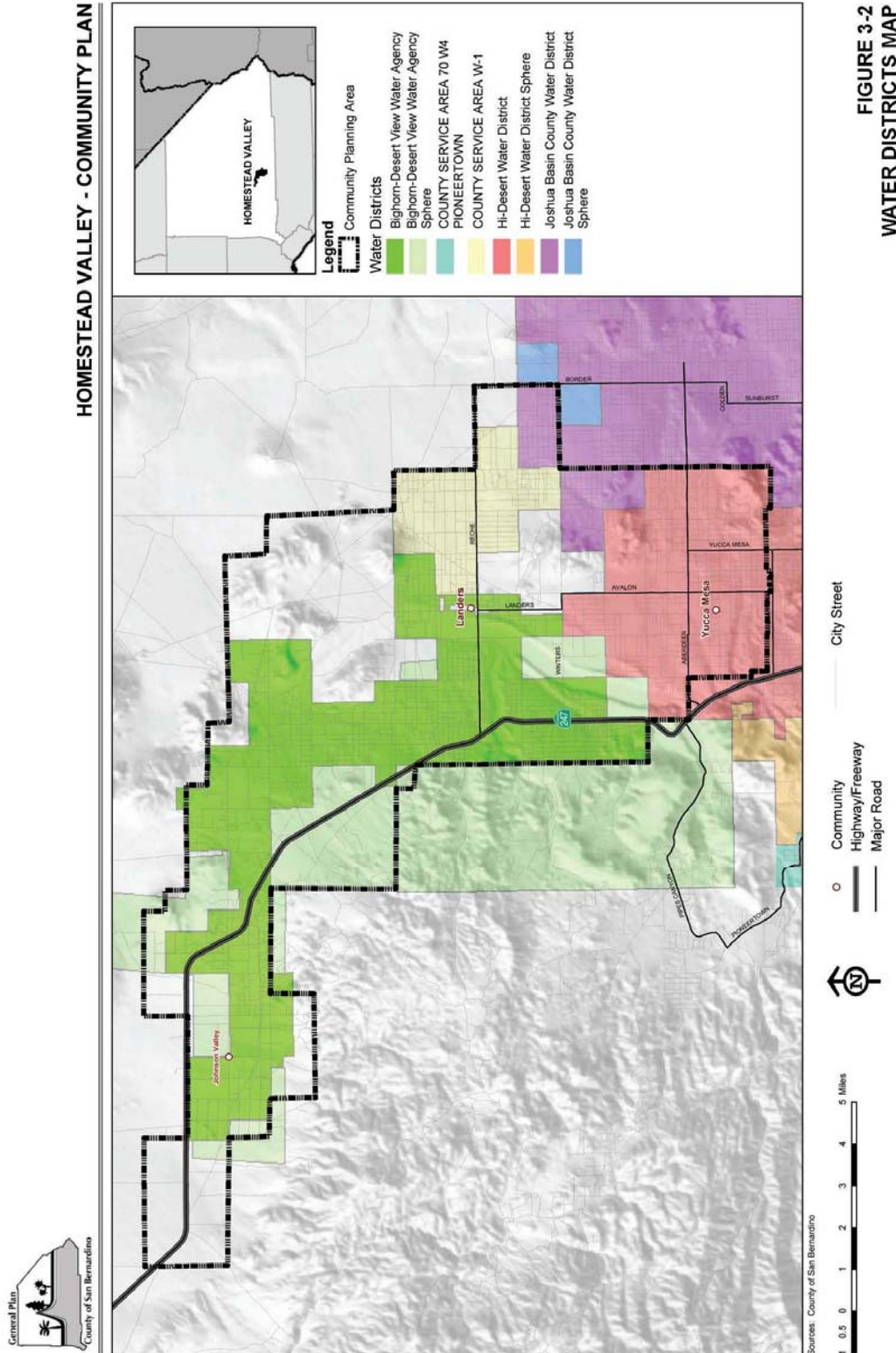
SERVICE PROVIDER	# of Water Connections	Estimated Population Served	Estimated Annual Water Production	Policies Allow Service outside of boundaries	Imported Water Source	Annual Imported water allotment	Imported Water Source amount*
Hi- Desert Water District	8,995	25,000	3,000 A.F.	No	State Water Project	4,700 A.F.	3,000 A.F.
Bighorn- Desert View Water Agency	1,500	5,000	500 A.F.	Highly restrictive	none	—	0 A.F.
CSA 70 W-1 (Goat Mountain)	609	2,006	(info not available at this time)	No	none	—	—
Joshua Basin Water District (total area)	5,062	8,137	1,777 A.F.	No	none	—	—

* annual estimate

There were no other listed water sources in this plan area. Those residents who live outside of a water purveyor boundary, have their own on-site methods such as wells or springs that are recharged annually by winter snows and rains. The yield from these sources will vary dependant on the amount of snowmelt and rainfall.

⁴ This total does not include Joshua Basin Water District Service area – specific location breakdown was not available

⁵ Connection information from contact with both purveyors.



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B. Regional Water Setting

Homestead Valley is located in the Colorado River Basin, which covers approximately 20,000 square miles and includes portions of San Bernardino, Riverside and San Diego Counties, and all of Imperial County. A 2001 water balance study for the entire basin found that regional drawdown conditions range between 62 and 202 acre-feet per year. Although Homestead Valley is regulated by the Colorado River Basin Regional Board, the groundwater supplies are managed in a regional capacity by the Hi-Desert Water District and the Mojave Water Agency.

According to the Hi-Desert Water District, the average natural recharge to this basin is approximately 900 acre-feet per year primarily from the San Bernardino Mountains. Annual water well production is approximately 2,600 acre-feet, resulting in a localized drawdown situation. Groundwater from the Warren Valley Basin is used to supply the Town of Yucca Valley, and the Ames-Means Aquifer is used to supply the water for the Homestead Valley Community Plan area. Extractions from the basin began exceeding groundwater recharge in the 1950s. The progressively increasing overdraft led to legal adjudication of the Basin in 1977. In its judgment, the court appointed the Hi-Desert Water District as the Warren Valley Basin Watermaster and ordered it to develop a physical solution for halting overdraft. A basin management plan was adopted that called for importing State Water Project (SWP) water from the Mojave Water Agency (MWA) through the then-proposed Morongo Basin Pipeline to balance demand and replenish past overdraft.

The Morongo Basin Pipeline (Pipeline) was completed in 1994 and deliveries began in 1995 to the Hi-Desert Water District. Water flowing through the pipeline is diverted to recharge ponds in an effort to reduce overdraft in the Warren Valley Basin. Although progress has been made in basin management, the Warren Valley Basin is expected to continue to drawdown unless additional mitigation measures are completed. Municipal consumptive use in the Warren Valley sub-basin is projected to increase at a rate of 2.4% per year, from about 1,100 acre-feet in 2000 to about 1,800 acre-feet in 2020.

Since 1999, about 3,500 acre-feet of water per year has been purchased by the Hi-Desert Water District from MWA and delivered to the Warren Valley sub-basin by the Pipeline to offset the deficit and to add to groundwater in storage. The purchased recharge water has increased the amount of water in the aquifer and basin groundwater levels have risen to provide for current needs. The amount of available water supply to the MWA is not expected to change between now and 2020.

Although current recharge and conservation projects have been effective basin management tools, additional water storage is necessary for long-term drought planning and growth. According to MWA documents, a recharge project that would provide ten years of introduced recharge water at 3,300 acre-feet per year may result in a possible increase in the water table of 150 feet. This would bring the Warren Valley Basin to predevelopment conditions and would provide for drought conditions and continued growth. A planned high priority project for the Warren Valley called the “Hi-Desert Water District (HDWD) Recharge Basin #3” would extend the existing Morongo Basin Pipeline and provide additional recharge capability and reduce the impacts of groundwater contaminants. This project is designated as highest priority for the Mojave Water Agency.

C. Wastewater

The entire Homestead Valley community area has been developed with septic tanks and leachfield systems. There are an unknown number of private systems as some properties may have multiple systems.

The Homestead Valley Community Plan area is located within the Colorado River Water Basin regulated by the Colorado River Regional Water Quality Control Board. The Regional Board is currently using 1981 and 1997 guideline requirements for sewage disposal for both single and grouped or community sewerage systems. The Regional Board is planning on addressing septic usage in its Basin Plan update, which at this time is in the very beginning stages. It is not known at this time when the Plan will be completed. According to current information, residential developments of less than five units are not required to report on domestic sewage use and maintenance. If a property includes more than five single-family units, 20 mobile home spaces, 50 recreational vehicle spaces or exceeds 5,000 gallons per day, then an annual waste discharge report will be required.

Currently, for larger, non-residential systems, the Regional Board requires that “no part of the subsurface disposal systems shall be closer than 150 feet to any water well or closer than 100 feet to any stream, channel, or other water source.” The Board also requires that a sufficient amount of land shall be reserved for a possible 100 percent replacement of the septic system. The Regional Board also defers to the local agency for structural set-back guidelines. There are no guidelines for single-family residences. However, County guidelines limit two septic systems per acre.

D. Solid Waste

Residents voiced concerns with the reoccurrence of illegal dumping in their community. They feel that people are dumping illegally to avoid paying the fee to dump at a proper site. They further explained that many people are not aware of free dump days, which would allow them to avoid the dump fee.

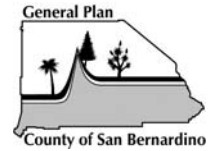
HV3.5 GOALS AND POLICIES - INFRASTRUCTURE

Goal HV/CI 3.	Ensure adequate water sources and associated infrastructure to serve the needs of existing and future water users in the Homestead Valley Community Plan area.
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Policies

- | | |
|-----------|--|
| HV/CI 3.1 | Support efforts to continue and improve cooperation and communication among water providers and the County in addressing water related issues. |
| HV/CI 3.2 | Through the development review process, permit new development only when adequate water supply is existing or can be assured. |

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Goal CI 4.	Encourage and promote water conservation.
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Policies

- | | |
|-----------|--|
| HV/CI 4.1 | Support water conservation techniques in an effort to minimize the need for new water sources. |
| HV/CI 4.2 | Provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation. |
| HV/CI 4.3 | Promote the use of native low water use vegetation, especially drought tolerant plants in landscaping and discourage inappropriate use of vegetation unsuited to the desert climate. |
| HV/CI 4.4 | Minimize the use of turf grass. |
| HV/CI 4.5 | Promote use of water efficient irrigation practices for all landscaped areas. |

Goal HV/CI 5.	Prevent the illegal disposal of solid waste within the community of Homestead Valley.
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Policies

- | | |
|-----------|--|
| HV/CI 5.1 | Initiate educational programs to identify facilities for waste disposal, hours of operation, free dump days and other useful information that will keep the public informed on issues related to solid waste within their community. |
|-----------|--|

HV3.6 LIBRARY – INTRODUCTION

The nearest County library facility is the Yucca Valley Branch Library located in the Town of Yucca Valley just off of Twentynine Palms (SR-62) Highway. Homestead Valley residents expressed a need for library facilities within the plan area.

HV3.7 LIBRARY – GOALS AND POLICIES

Goal HV/CI 6.	Provide public library facilities to meet the information and educational needs of residents in the Homestead Valley plan area.
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Policies

- | | |
|-----------|--|
| HV/CI 6.1 | The County shall explore the feasibility, based on available resources and funding to establish a new branch library within the plan area or otherwise expand the nearest branch library facility to meet the needs of Homestead Valley residents. |
|-----------|--|

CIRCULATION AND INFRASTRUCTURE

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4 HOUSING

[See the Housing Element of the General Plan]

5 NOISE

[See the Noise Element of the General Plan]

6 OPEN SPACE

HV 6.1 INTRODUCTION

The character of the plan area is defined in part by its wide open spaces and natural features including vegetation, wildlife, and topography. Preservation of the area's open space and natural resources will be increasingly important as population growth increases the amount of development and recreational demands in the area.

A. Recreation and Parks

Although there are no County or regional parks within Homestead Valley, the plan area contains and borders large sections of Bureau of Land Management (BLM) lands. Approximately 32 percent of the land within the Homestead Valley Community Plan boundary is BLM land. Recreation opportunities within nearby designated areas of the BLM lands include Off-Highway-Vehicle (OHV) use at the Johnson Valley OHV park, and wildlife viewing, hiking, rockhounding, etc. in nearby wilderness areas. (See Figure 6-1, Jurisdictional Control Map)

Even with the extent of BLM recreational opportunities in the proximity of the plan area, residents expressed a desire for additional neighborhood recreational facilities within their community. Residents acknowledged the difficulty in providing recreational facilities due to the sparseness of their population. However, it will be important to plan for future recreational facilities to ensure that as the area grows, valuable recreational activities are provided to meet the needs of local residents and visitors.

B. Trails

There are no official trails within the Homestead Valley Community Plan area.

C. Off-Highway-Vehicle (OHV) Use

Located on BLM land adjacent to the Homestead Valley Community Plan area is the Johnson Valley Off-Highway Vehicle (OHV) Park. The park is over 140,000 acres and is open to the public for touring and also hosts competitive racing events.

Homestead Valley residents expressed concerns with the use of Off-Highway-Vehicles outside of designated areas. Concerns centered on noise and the incompatibility of Off-Highway-Vehicle use with adjacent residential uses.

HV6.2 GOALS AND POLICIES

Goal HV/OS 1.	Develop parks, recreation facilities and a trail system to meet the recreational needs of the community.
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Policies

- HV/OS 1.1 Where feasible, develop equestrian, pedestrian and bicycle trails and trail heads that link recreational, residential and commercial areas.
- HV/OS 1.2 Establish priorities and work with the appropriate County departments to identify opportunities for park development, establish a park and recreation plan for the Homestead Valley Community, and eventually create a Special District to manage park and recreation facilities.
- HV/OS 1.3 Encourage the development of recreational facilities within community parks such as, swimming pools, athletic facilities and community centers.
- HV/OS 1.4 Require dedication of right-of-way for trails as a condition of approval of development projects to facilitate community wide pedestrian accessibility.

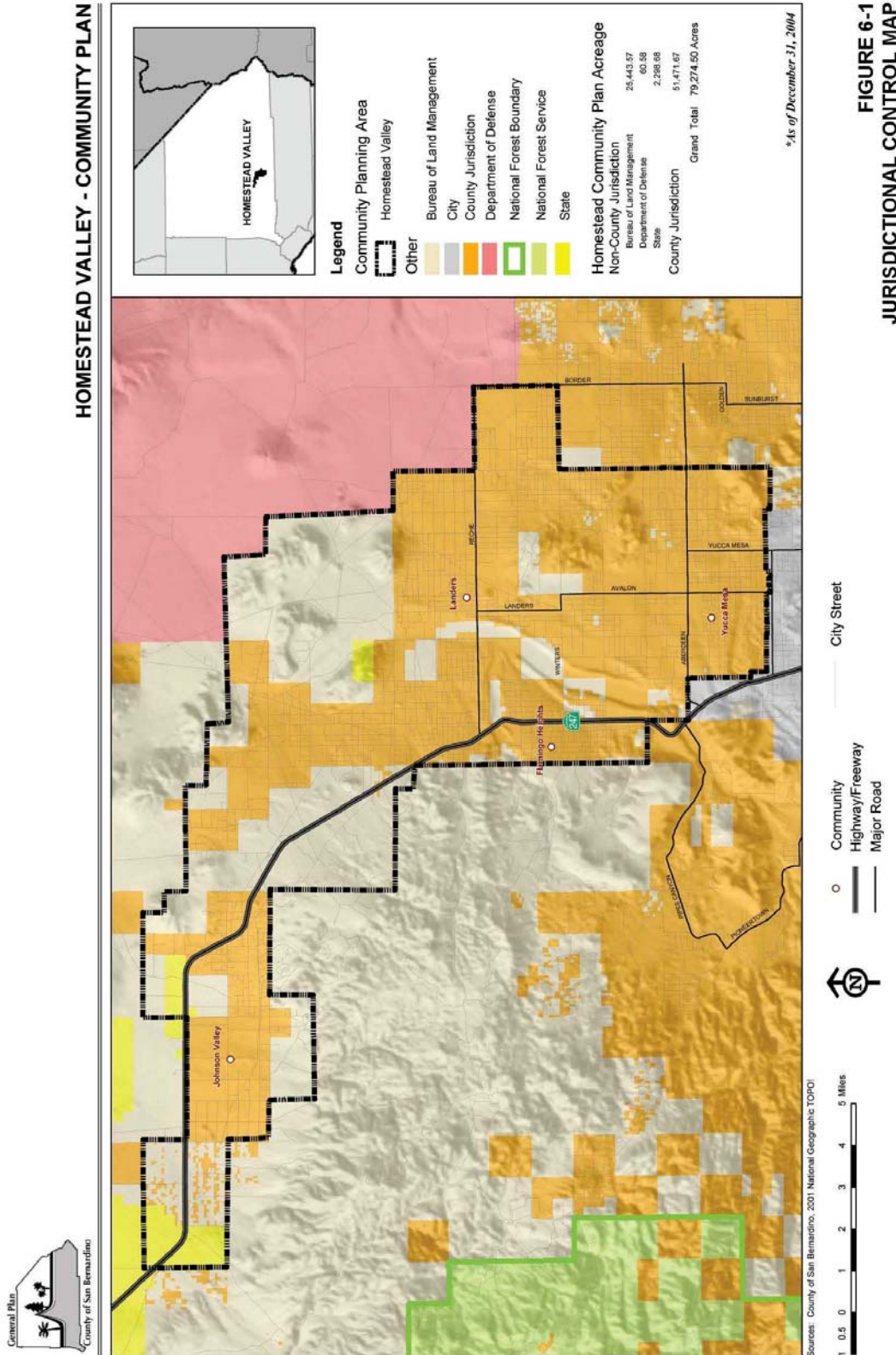
Goal HV/OS 2.	Preserve open space lands to ensure that the rural desert character of the community is maintained.
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Policies

- HV/OS 2.1 Work with BLM to ensure the preservation of BLM lands within the plan area and surrounding the plan area.
- HV/OS 2.2 Work with BLM to explore land exchange opportunities within the plan area that would create a connected system of open space lands for preservation purposes.

Goal HV/OS 3.	Ensure that Off Highway Vehicle use within the plan area and in the surrounding region is managed to protect residential uses and environmentally sensitive areas.
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- HV/OS 3.1 Encourage the adoption of an ordinance to regulate the use of Off Highway Vehicles.
- HV/OS 3.2 Establish programs for Off Highway Vehicle use education.



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7 CONSERVATION

HV 7.1 INTRODUCTION

This section of the Community Plan addresses the protection and conservation of the natural and cultural resources in the Homestead Valley plan area. Preservation and protection of the Community Plan area's natural resources is extremely important to the residents of Homestead Valley. These resources contribute to the character and quality of life within the plan area and surrounding region.

A. Natural Resources

The natural vegetation and wildlife in the plan area contributes to the beauty and character of the area. During meetings held with the community they expressed concerns with the protection of these natural resources.

The plan area is covered with a diverse biotic community of trees, vegetation and wildlife. The plan area includes the following general habitat types and respective sensitive species are associated with these habitats (for a detailed list of the sensitive species associated with the various habitats see the Conservation Background Report of the General Plan):

- A. Sage Scrub
- B. Joshua Tree Woodland
- C. Mojave Desert Scrub
- D. Saltbrush Scrub
- E. Alkali Sinks
- F. Sand Dunes

HV 7.2 GOALS AND POLICIES

It is important to note that some of the key issues and concerns identified under Section 7.1 are also addressed in other elements of the Community Plan.

Goal HV/CO 1.	Encourage conservation and protection of native wildlife, vegetation and scenic vistas.
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Policies

- | | |
|-----------|--|
| HV/CO 1.1 | Encourage the greater retention of existing native vegetation for new development projects to help conserve water, retain soil in place and reduce air pollutants. |
| HV/CO 1.2 | Require future land development practices to be compatible with the existing topography, vegetation and scenic vistas. |

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8 SAFETY

HV 8.1 SAFETY - INTRODUCTION

Fire protection, police protection and emergency services are among the most crucial of community needs. The quality of life is dependent on the adequacy of these services.

A. Fire Services

Fire hazard severity is very high only in some parts of the community along its western borders. The fire threat throughout most of the community is considered moderate.

Fire protection services within the plan area are mainly provided by Yucca Valley Fire Protection District and County Service Area 38 (CSA) (see Figure 8-1, Fire Districts Map). The San Bernardino County Fire Department (SBCFD) provides administration and support for the fire districts and other services such as hazardous materials regulation, dispatch communication and disaster preparedness. In Homestead Valley, the San Bernardino County Fire Department (SBCFD) provides services through the South Desert Division of their department⁶. The California Department of Forestry and Fire Protection (CDF) is another agency that provides fire protection services and or fire related information for the Homestead Valley community.

The South Desert Division has three stations located within the Homestead Valley community. Table 7 lists the fire station and details regarding the services that each of the station provides. (See Figure 8-2, Fire Stations Map).

B. Evacuation Routes

Residents' primary concerns regarding safety in their community revolve around fire protection and the need for improved evacuation routes. SR 247 is designated as an evacuation route. Specific evacuation routes will be designated during an emergency in order to respond to the specific needs of the situation and circumstances surrounding the disaster and will be handled in accordance with the evacuation procedures contained within the County emergency management plan.

⁶ More details on the South Desert Division of the SBCFD could be found in the Safety Background Report of the General Plan.

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SAFETY



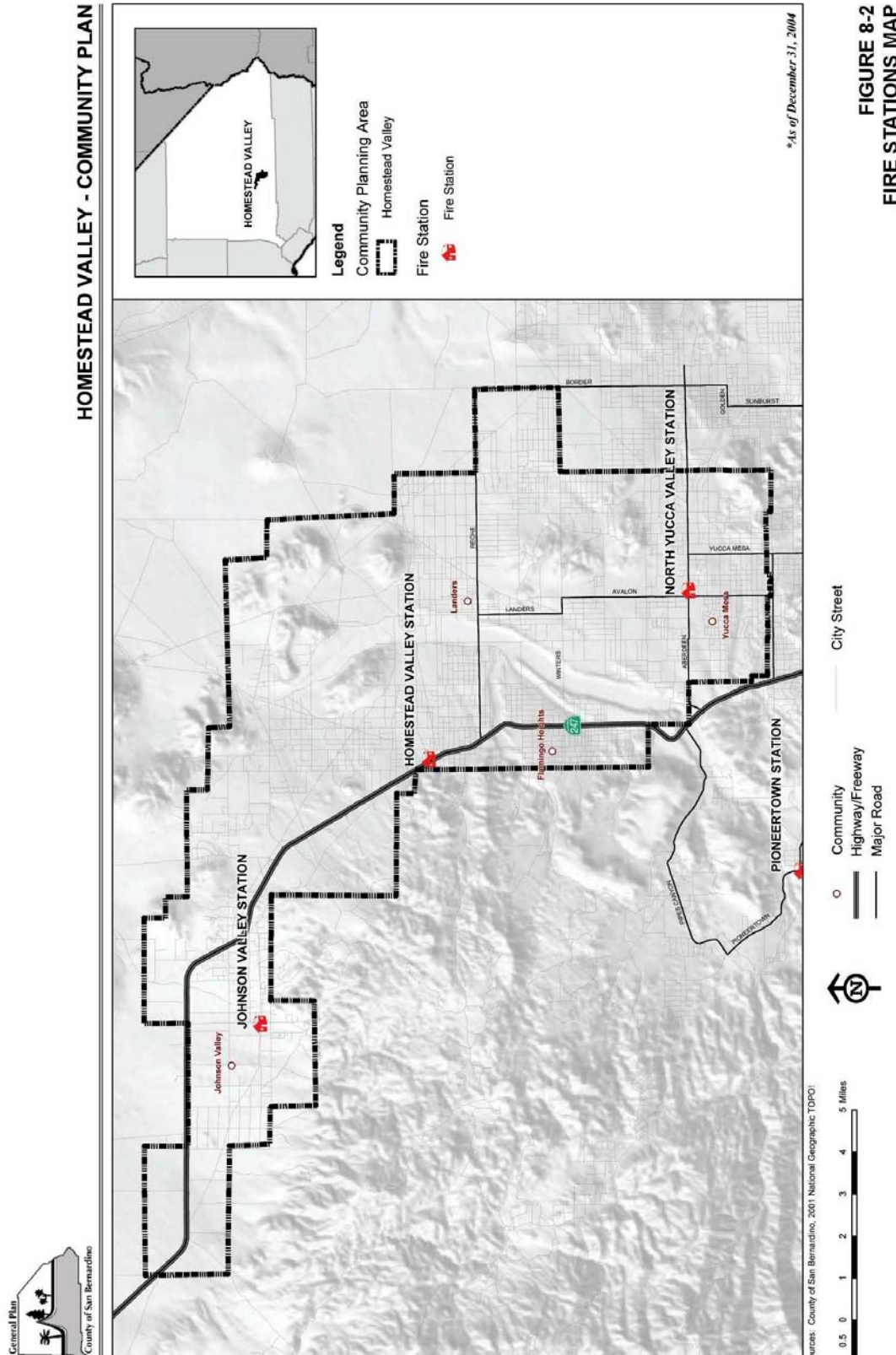
Table 7: Fire Stations

Fire Stations	Fire District /Agency	Area Served	Equipment	Personnel (number and title)	EMT Response Capabilities	Availability of ambulance services	Nearest Medical Facilities
Johnson Valley Station 43	County Service Area 38 (San Bernardino County)	Johnson Valley	Utility Vehicle (Blazer) with Automatic External Defibrillator (AED), First Aid Only	9 Community Volunteers	Automatic External Defibrillator (AED)	Morongo Basin Ambulance	Hi-Desert Medical Center
Homestead/Landers Station 19	County Service Area 38 (San Bernardino County)	Units assist Johnson Valley and Yucca Mesa area as well as calls along Highway 247	Brush Engine	9 Paid-Call Firefighters	EMT	Morongo Basin Ambulance	Hi-Desert Medical Center
Yucca Valley Station 122	County Service Area 38 (San Bernardino County)	Serves the Yucca Mesa area north of the town proper and responds to incidents in Landers, Johnson Valley, Pioneertown and Joshua Tree. Units also assist the California Department of Forestry and Fire Protection on all SRA lands west of Highway 247	Type I Engine, Water Tender, modular Ambulance, 2 reserve engines	3 Captains, 3 Engineers, 3 Firefighter Paramedics, 3 Limited Term (LT) Firefighters	Advanced Life Support (ALS)	In Town - Yucca Valley FPD, county area Morongo Basin Ambulance	Hi-Desert Medical Center

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HV8.2 GOALS AND POLICIES - FIRE

Goal HV/S 1.	Provide adequate fire safety measures to protect residents of the plan area.
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Policies

- | | |
|----------|--|
| HV/S 1.1 | Ensure that all new development complies with applicable provisions of the Fire Safety Overlay District. [countywide/ regional policy] |
| HV/S 1.2 | Work with the appropriate Fire Protection agencies and the County to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth. |
| HV/S 1.3 | Encourage full on-site staffing of all fire stations. |

Goal HV/S 2.	Ensure that emergency evacuation routes will adequately evacuate all residents and visitors in the event of a natural disaster.
---------------------	--

Policies

- | | |
|----------|---|
| HV/S 2.1 | Work with Caltrans and the County to ensure that an adequate road system and proper access are provided to ensure safe and efficient evacuation for residents and visitors of the desert communities. |
| HV/S 2.2 | Work with the various fire agencies, Caltrans and the community to ensure the development of an affective firebreak system. |

HV8.3 PUBLIC SAFETY - INTRODUCTION

Residents of the Homestead Valley plan area expressed concerns regarding the lack of adequate law and code enforcement within their community. The nearest police substation is the Morongo Basin Station located in the Joshua Tree plan area.

To combat the concerns, the residents believe that law and code enforcement services within the area should be increased. Residents expressed a desire for improved police services and increased code enforcement within the area.

HV8.4 GOALS AND POLICIES – PUBLIC SAFETY

Goal HV/S 3.	Ensure a safe living and working environment for residents of Homestead Valley by providing adequate law enforcement and code enforcement services.
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Policies

HV/S 3.1 The County Sheriff's Department shall assess the level of crime, response times, and overall law enforcement services provided to the community, and shall investigate the feasibility of improving the level of law enforcement services to the community.

HV/S 3.2 Improve code enforcement within the plan area, recognizing that enforcement actions are initiated on a complaint basis.

9 ECONOMIC DEVELOPMENT

HV 9.1 INTRODUCTION

As has been repeated throughout the various elements included within this community plan, one of the most important goals of the Homestead Valley Community is to protect their rural desert character. It will be important to ensure that future development protects and enhances the natural resources, scenic beauty and character in order to continue to appeal to residents.

The Homestead Valley community is primarily a rural residential area. Most residents must commute outside of their community for work and rely on adjacent cities such as the Town of Yucca Valley and Twentynine Palms for their shopping needs. Residents articulated a need to strengthen the local economy. They expressed concerns about the lack of commercial services and jobs within the plan area. Further, they voiced concerns about job creation in the region, pointing to a lack of industrial and manufacturing operations.

HV 9.2 GOALS AND POLICIES

It is important to note that some of the key issues and concerns identified in Section 9.1 are also addressed in other elements of the Community Plan.

Goal HV/ED 1.	Promote economic development that is compatible with the rural desert character of the Homestead Valley Community.
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Policies

- | | |
|-----------|--|
| HV/ED 1.1 | Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development and enhances the rural character. |
| HV/ED 1.2 | Promote the expansion of home occupations within the plan area. This may be accomplished exploring alternative provisions for home occupations that are compatible with the rural nature of the plan area. This may allow for relief from certain requirements in the event that the business will provide an overall benefit or needed service to the community and that the use is compatible and/or adequately buffered from adjacent uses. |

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10 UNIQUE DEVELOPMENT STANDARDS

HV 10.1 REFERENCE

- Hillside Preservation Ordinance- HV/CI 1.5
- Alternative provisions for home based businesses- HV/ED 1.3

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APPENDIX

IMPLEMENTATION SCHEDULE

*The implementation status of some policies is unknown as they are contingent upon funding, as approved on an annual basis by the Board of Supervisors.

<u>POLICY</u>		<u>RESPONSIBLE AGENCY/ DEPARTMENT</u>	<u>STATUS</u>
Land Use			
HV/LU 1.1	Require strict adherence to the Land Use Policy Map unless proposed changes are clearly demonstrated to be consistent with the community character.	Land Use Services Department	Ongoing
HV/LU 1.2	<p>In recognition of the communities' desire to preserve the rural character and protect the area's natural resources, projects that propose to increase the density of residential land uses or provide additional commercial land use zones within the plan area should only be considered if the following findings can be made:</p> <ul style="list-style-type: none"> A. That the change will be consistent with the community character. In determining consistency the entire General Plan and all elements of the community plan shall be reviewed. B. That the change is compatible with surrounding uses, and will provide for a logical transition in the plan areas development. One way to accomplish this is to incorporate planned development concepts in the design of projects proposed in the area. C. That the change shall not degrade the level of services provided in the area, and that there is adequate infrastructure to serve the additional development that could occur as a result of the change. Densities should not be increased unless there are existing, or assured services and infrastructure, including but not limited to water, wastewater, circulation, police, and fire, to accommodate the increased densities. 	Land Use Services Department	Ongoing
HV/LU 1.3	<p>Regulate the density of development in sloping hillside areas in order to reduce fire hazards, prevent erosion, and to preserve existing vegetation and the visual qualities of the plan area. One method that this can be accomplished by is requiring adherence to the following hillside development standards required by the Fire Safety Overlay District:</p> <ul style="list-style-type: none"> A. Residential density: the density of development for any tentative parcel map or tentative tract map in sloping hillside areas shall be in accordance with the 	Land Use Services Department	Ongoing

	<p>following criteria:</p> <p>One to four dwelling units per gross acre on slopes of zero to less than fifteen percent (0 - <15%)</p> <p>Two dwelling units per gross acre on slopes of fifteen to less than thirty percent (15 - <30%)</p> <p>One dwelling unit per three gross acres on slopes of greater than thirty percent (30%) gradient</p> <p>B. When twenty-five percent (25%) or more of a subdivision project site involving five or more lots is located on natural slopes greater than thirty percent (30%), the subdivision application shall be submitted concurrently with a Planned Development application to evaluate appropriate project design in consideration of topographic limitations of the site. This provision shall not apply if all of the areas on the site with natural ungraded slopes over thirty percent (30%) are permanently restricted from structural development.</p>		
HV/LU 1.4	Limit future industrial development to those uses which are compatible with the Community Industrial District or zone, are necessary to meet the service, employment and support needs of the Homestead Valley communities, do not have excessive water requirements and do not adversely impact the desert environment.	Land Use Services Department	Ongoing
HV/LU 2.1	Avoid strip commercial development along SR 247 and other major roadways within the community that would detract from the rural character of the community by encouraging the development or expansion of commercial uses within cores areas. Commercial uses shall be compatible with adjacent land uses and respect the existing positive characteristics of the community and its natural environment.	Land Use Services Department	Ongoing
HV/LU 3.1	Support the development of the area surrounding the Landers post office as a core area. Encourage future commercial development and multiple-family residential uses to be located in this area within the Rural Commercial (CR) Land Use District.	Land Use Services Department	Ongoing
HV/LU 3.2	Encourage any intensification of commercial land uses and increased residential densities to be located within the Special Development District within the community to ensure that they are designed to be compatible with the rural character of the community.	Land Use Services Department	Ongoing
HV/LU 3.3	Provide transitional uses and buffer incompatible uses such as residential and commercial uses, SR 247 and environmentally sensitive areas.	Land Use Services Department	Ongoing
Circulation			
HV/CI 1.1	The County shall ensure that all new development proposals do not degrade Levels of Service (LOS) on State Routes and Major Arterials below LOS C during non-peak hours or below LOS E during peak-hours.	Land Use Services Department	Ongoing

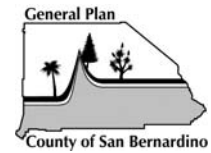
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HV/CI 1.2	Design roads to follow natural contours, avoid grid pattern streets, minimize cuts and fills and disturbance of natural resources and trees wherever possible.		
HV/CI 1.3	Provide access control, traffic system management and other improvements on SR 247 and other local roadways within the plan area in keeping with the scenic sensitivity of the community plan area.	Public Works Department, Caltrans, Land Use Services Department	Ongoing
HV/CI 1.4	Minimize the traffic load on SR 247 by minimizing the number of additional streets and direct access points to SR 247, providing alternative routes by which local traffic depending on SR 247 may be reduced and by limiting the intensity of commercial and residential development immediately adjacent to SR 247.	Public Works Department, Land Use Services Department	Ongoing
HV/CI 1.5	Preserve the status of Old Woman Springs Road (SR 247) as a County scenic route and ensure protection of the views through the following methods: A. Require compliance with the provisions of the Scenic Resources Overlay District. B. Support hillside preservation regulations that include standards for hillside development to control densities, allowable cut and fill heights, soil and slope stability, grading and blending of contours, structural relationships and building foundations.	Public Works Department, Land Use Services Department	A. Ongoing B. To be determined
HV/CI 1.6	Preservation and protection of sensitive habitats shall have priority over road location, relocation or realignment, when other practical alternatives are available.	Public Works Department, Caltrans	Ongoing
HV/CI 1.7	Street lighting shall be provided in accordance with the Night Sky Protection Ordinance and shall only be provided as necessary to meet safety standards.	Public Works Department, Land Use Services Department	Ongoing
HV/CI 1.8	Ensure that new developments are coordinated with the construction of appropriate streets and highways by encouraging development in the vicinity of existing road systems to minimize the need for additional roads.	Public Works Department, Land Use Services Department	Ongoing
HV/CI 1.9	The County shall coordinate with the local community to identify priorities and establish a schedule to pave roads and provide improved maintenance of dirt roads within the plan area. The priorities for road paving as of the date of adoption of this plan are as follows: A. Flamingo Heights: Cherokee Trail between Napa and Chaparral Roads. B. Flamingo Heights: Delgada Avenue between Lowe Avenue and Starlight Mesa. C. Flamingo Heights: Napa Road between Inca Trail and Delgada Avenue. D. Flamingo Heights: Hondo Street between Inca Trail and Soledad Avenue.	Public Works Department	To be determined

	<p>E. Flamingo Heights: Starlight Mesa between Kickapoo Trail and Cambria Avenue.</p> <p>F. Flamingo Heights: Chaparral Road between Inca Trail and Old Woman Springs Road.</p> <p>G. Flamingo Heights: SR 247 Service Road between Tanager and Chaparral Road.</p> <p>H. Flamingo Heights: Dog leg at the south end of Soledad between Hondo Street and Delgada Avenue.</p> <p>I. Johnson Valley: Quail Bush Road between Big Horn Road and SR 247.</p> <p>J. Landers: Becker Avenue between Reche Road and Stearman Road.</p> <p>K. Landers: Stearmen Road between Becker Avenue and Belfield Blvd.</p> <p>L. Yucca Mesa: Warren Vista Avenue, one-half mile north and south of Aberdeen Drive.</p> <p>M. Yucca Mesa: Balsa Avenue, one-half mile north and south of Aberdeen Drive.</p> <p>N. Yucca Mesa: Indio Avenue, one-half mile north and south of Aberdeen Drive.</p> <p>O. Yucca Mesa: Olympic Road, one-half mile north and south of Aberdeen Drive.</p>		
HV/CI 2.1	Define the existing and future transportation needs as they may relate to transit for local residents, particularly seniors. When transportation needs are defined, conduct a feasibility study to determine the feasibility and cost-effectiveness of instituting alternative transportation recommendations.	Public Works Department	To be determined
HV/CI 2.2	Evaluate additional service needs that could be provided by the Morongo Basin Transit Authority (MBTA) through coordination with MBTA, the County and residents of the desert communities.	Public Works Department, MBTA	To be determined
Infrastructure			
HV/CI 3.1	Support efforts to continue and improve cooperation and communication among water providers and the County in addressing water related issues.		Ongoing
HV/CI 3.2	Through the development review process, permit new development only when adequate water supply is existing or can be assured.	Land Use Services Department	Ongoing
HV/CI 4.1	Support water conservation techniques in an effort to minimize the need for new water sources.		Ongoing
HV/CI 4.2	Provide education for voluntary water conservation. Plan and implement educational programs and events promoting water conservation.		Ongoing
HV/CI 4.3	Promote the use of native low water use vegetation, especially drought tolerant plants in landscaping and discourage inappropriate use of vegetation unsuited to the desert climate.	Land Use Services Department	Ongoing
HV/CI 4.4	Minimize the use of turf grass.	Land Use Services Department	Ongoing

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HV/CI 4.5	Promote use of water efficient irrigation practices for all landscaped areas	Land Use Services Department	Ongoing
HV/CI 5.1	Initiate educational programs to identify facilities for waste disposal, hours of operation, free dump days and other useful information that will keep the public informed on issues related to solid waste within their community.		
HV/CI 6.1	The County shall explore the feasibility, based on available resources and funding to establish a new branch library within the plan area or otherwise expand the nearest branch library facility to meet the needs of Homestead Valley residents.		To be determined
Open Space			
HV/OS 1.1	Where feasible, develop equestrian, pedestrian and bicycle trails and trail heads that link recreational, residential and commercial areas.		Ongoing
HV/OS 1.2	Establish priorities and work with the appropriate County departments to identify opportunities for park development, establish a park and recreation plan for the Homestead Valley Community, and eventually create a Special District to manage park and recreation facilities.	Regional Parks and Recreation Department	To be determined
HV/OS 1.3	Encourage the development of recreational facilities within community parks such as, swimming pools, athletic facilities and community centers.	Regional Parks and Recreation Department	To be determined
HV/OS 1.4	Require dedication of right-of-way for trails as a condition of approval of development projects to facilitate community wide pedestrian accessibility.	Land Use Services Department	Ongoing
HV/OS 2.1	Work with BLM to ensure the preservation of BLM lands within the plan area and surrounding the plan area.		Ongoing
HV/OS 2.2	Work with BLM to explore land exchange opportunities within the plan area that would create a connected system of open space lands for preservation purposes.		
HV/OS 3.1	Encourage the adoption of an ordinance to regulate the use of Off Highway Vehicles.		
HV/OS 3.2	Establish programs for Off Highway Vehicle use education.		
Conservation			
HV/CO 1.1	Encourage the greater retention of existing native vegetation for new development projects to help conserve water, retain soil in place and reduce air pollutants.	Land Use Services Department	To be determined
HV/CO 1.2	Require future land development practices to be compatible with the existing topography, vegetation and scenic vistas.	Land Use Services Department	Ongoing
Safety			
HV/S 1.1	Ensure that all new development complies with applicable provisions of the Fire Safety Overlay District.	Land Use Services Department	Ongoing

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HV/S 1.2	Work with the appropriate Fire Protection agencies and the County to ensure that there is continued evaluation and consideration of the fire protection and fire service needs of the community commensurate with population growth.	Fire Department	Ongoing
HV/S 1.3	Encourage full on-site staffing of all fire stations.	Fire Department	Ongoing
HV/S 2.1	Work with Caltrans and the County to ensure that an adequate road system and proper access are provided to ensure safe and efficient evacuation for residents and visitors of the desert communities.	Public Works, Caltrans	Ongoing
HV/S 2.2	Work with the various fire agencies, Caltrans and the community to ensure the development of an affective firebreak system.	Fire Department, Caltrans	Ongoing
HV/S 3.1	The County Sheriff's Department shall assess the level of crime, response times, and overall law enforcement services provided to the community, and shall investigate the feasibility of improving the level of law enforcement services to the community.	Sheriff Department	To be determined
HV/S 3.2	Improve code enforcement within the plan area, recognizing that enforcement actions are initiated on a complaint basis.	Land Use Services Department	Ongoing
Economic Development			
HV/ED 1.1	Support commercial development that is of a size and scale that complements the natural setting, is compatible with surrounding development and enhances the rural character.	Land Use Services Department	Ongoing
HV/ED 1.2	Promote the expansion of home occupations within the plan area. This may be accomplished by exploring alternative provisions for home occupations that are compatible with the rural nature of the plan area. This may allow for relief from certain requirements in the event that the business will provide an overall benefit or needed service to the community and that the use is compatible and/or adequately buffered from adjacent uses.	Land Use Services Department	To be determined